



LOCATION MAP

Concept: The Landings
Location: 14505 Minnetonka Dr



The Landings at Minnetonka

The Landings at Minnetonka is operated by Stonecrest Living as an assisted living facility licensed pursuant to Section 144(g) of Minnesota Statutes. At the present time, there are 78 residents living at the facility, which has a total capacity to serve 90 residents. The residents lease living facilities at the property and the operator's license permits Stonecrest to provide the following services within the following categories:

Home Management

- Homemaking (Housekeeping, Laundry)
- Shopping
- Money Management
- Assistance Making Appointments
- Arranging Non-Medical Transportation
- Socialization

Congregate Meal Preparation

The facility prepares on site and serves breakfast, lunch and dinner daily. Residents cannot cook in the rooms but the facility has small prep areas and kitchenettes for residents to use to make snacks

Transportation

Currently seven residents own a vehicle and the rest do not own a vehicle.—a ratio that should remain consistent with expansion. The Landings provides transportation to all residents, scheduled 24 hours in advance. Transportation is available for a wide range of purposes including appointments, outside cultural and social activities, family visits, recreational outings and the like. The facility has three fulltime drivers during the AM shift and two on the PM shift, 7 days a week. Same day transportation is provided in emergency situations

Activities of Daily Living

- Assistance Dressing
- Assistance Grooming
- Assistance Bathing
- Continence Care
- Assistance Positioning
- Assistance Eating
- Assistance Walking
- Assistance Wheeling
- Assistance Transferring

Health Related Support

- Medication Administration
- Medication Reminders
- Insulin Injections / Draws
- Therapeutic Exercise
- Medication Set Up and Monitoring
- Summoning Devices
- Delegated Clinical Monitoring
- Other Delegated Tasks

Cognitive and Behavioral Management

In addition to the other services described above, the Landings also provides mental health management services. The facility employs two full time nurses that specialize in cognitive and behavioral management, plus a social worker and an administrator with extensive background in mental health management, along with partnering with several agencies such as onsite medical providers, IHS workers, and ARHMS workers.

Depending on the assessment findings the professionals at the Landings create a care plan that addresses interventions and staff responses to mental health management. Staff works with a local pharmacy to ensure medication management -- especially for mental health medication, while also working directly with psych providers to ensure mental health symptoms are managed and stable.

The Landings does not provide program services such as alcohol or substance abuse treatment programs, mental health treatment programs or sexual offender treatments programs. These types of programs are outside of the operator's license. To the extent any resident desires or needs such programs, they leave the premises for treatment, just as they would for medical treatment or physical therapy or any other services.

Many residents suffer from traumatic brain injury (TBI) and as a result have diminished cognitive abilities or suffer from other related mental developmental or intellectual capacity issues. These resident characteristics are typical of an assisted living facility in Minnesota.

The current resident group ranges in age from 27 to 74. Age is not a differentiating characteristic in terms of resident needs.

Stonecrest Living

14505 Minnetonka Drive
Minnetonka, MN 55345



concept rendering from parking lot
n.t.s.



mjstudio
ARCHITECTURE
4945 GRANDVIEW AVENUE
MINNETONKA, MN 55364

ARCHITECTURE
CONSTRUCTION
MANAGEMENT

seal

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Stonecrest Living
14505 Minnetonka Drive
Minnetonka, MN 55345

proposed rendering

January 5, 2024

date

AS NOTED

scale

P00

drawnby

P00

checkedby

6100

23-014

job #



view from Minnetonka Drive 1
n.t.s.



viewpoint 3
n.t.s.

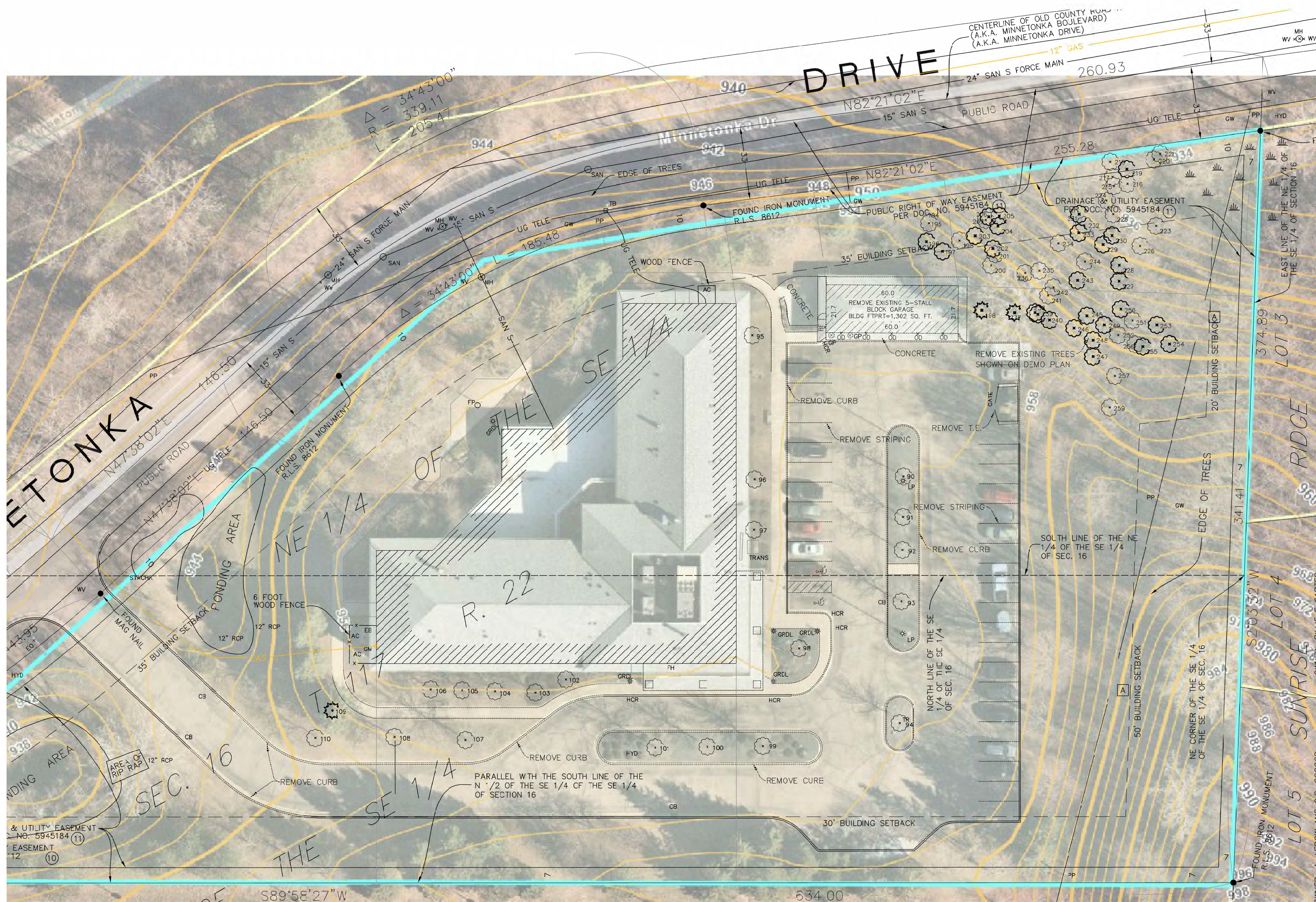


view from Minnetonka Blvd 2
n.t.s.

note: the building would not be seen from Minnetonka Blvd due to tree line

seal
revisions

date	January 5, 2024
scale	AS NOTED
drawnby	PDD
checkedby	PDD



concept site plan
 scale 1"=20'-0"

1

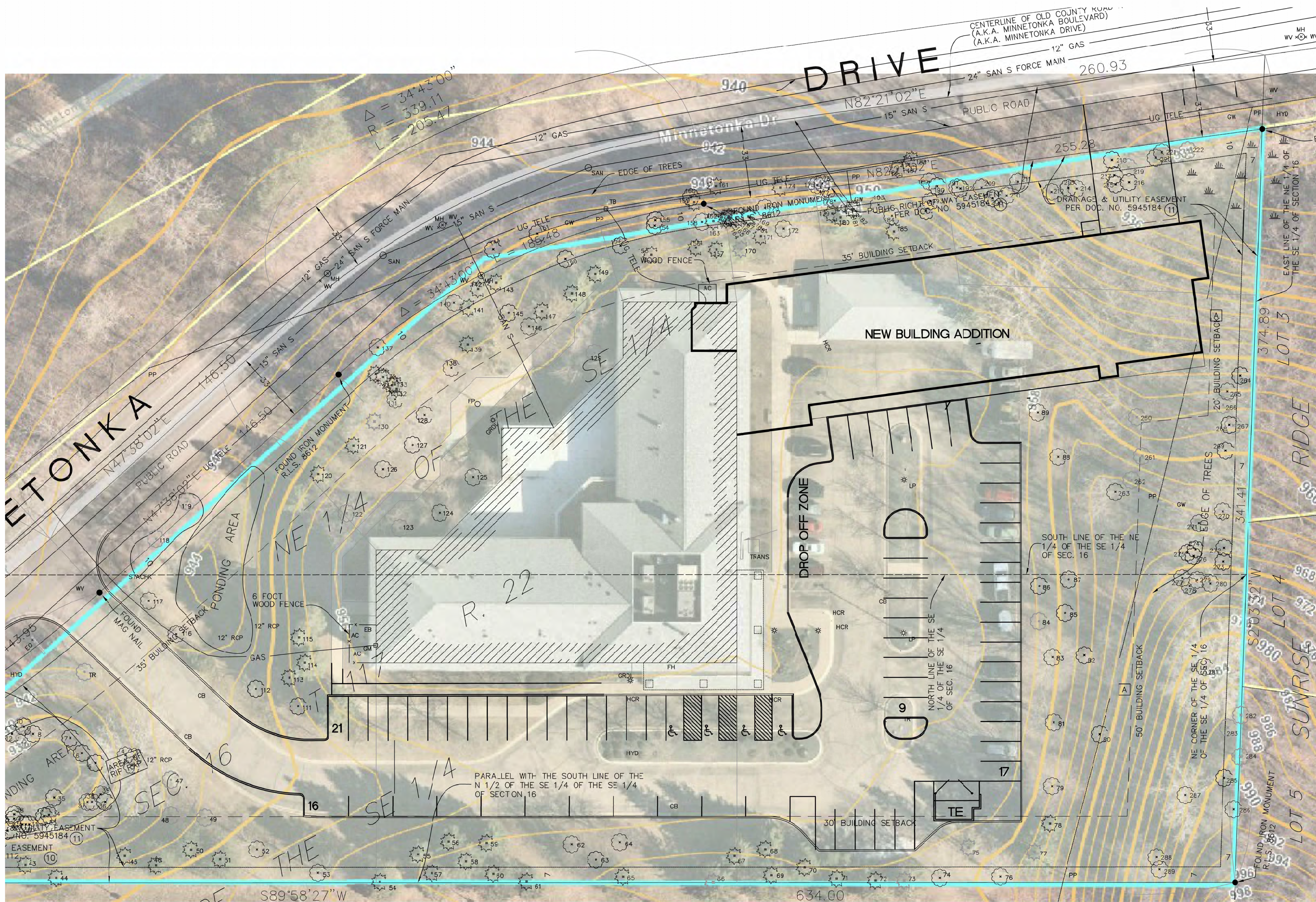
seal

revisions

Stonecrest Living
 14505 Minnetonka Drive
 Minnetonka, MN 55345
 proposed site demolition plan

date	January 5, 2024
scale	AS NOTED
drawn by	PDG
checked by	PDG

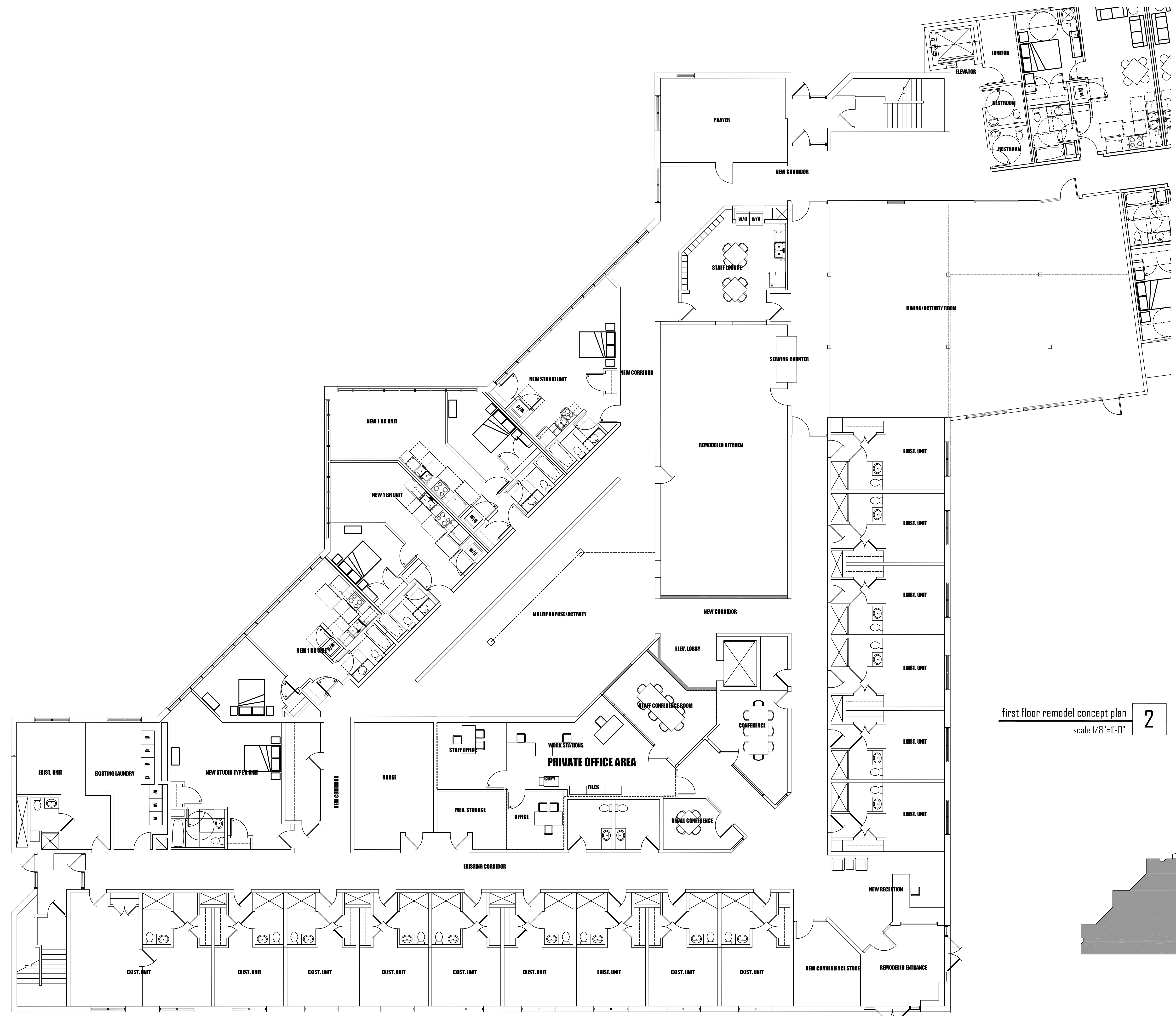
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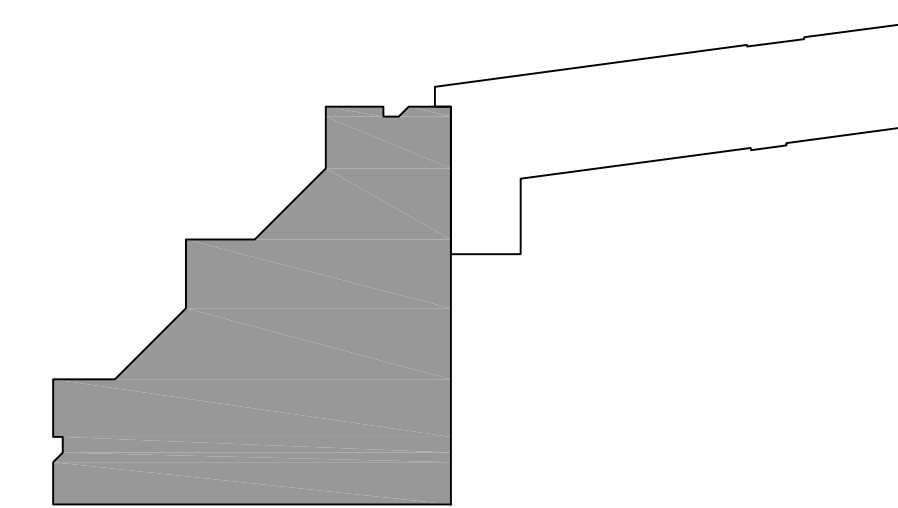
seal
revisions

date	January 5, 2024
scale	AS NOTED
drawn by	PRO
checked by	PRO

concept site plan | 1
scale 1"=20'-0"



first floor remodel concept plan **2**
scale 1/8"=1'-0"



location plan **1**
n.t.s.

seal

revisions

Stonecrest Living
14505 Minnetonka Drive
Minnetonka, MN 55345
proposed first floor plan
existing building area

date	January 5, 2024
scale	AS NOTED
drawn by	PDO
checked by	PDO

A110



first floor addition concept plan **2**
 scale 1/8" = 1'-0"

location plan **1**
 n.t.s.

seal

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Stonecrest Living
 14505 Minnetonka Drive
 Minnetonka, MN 55345
 proposed first floor plan
 new building area

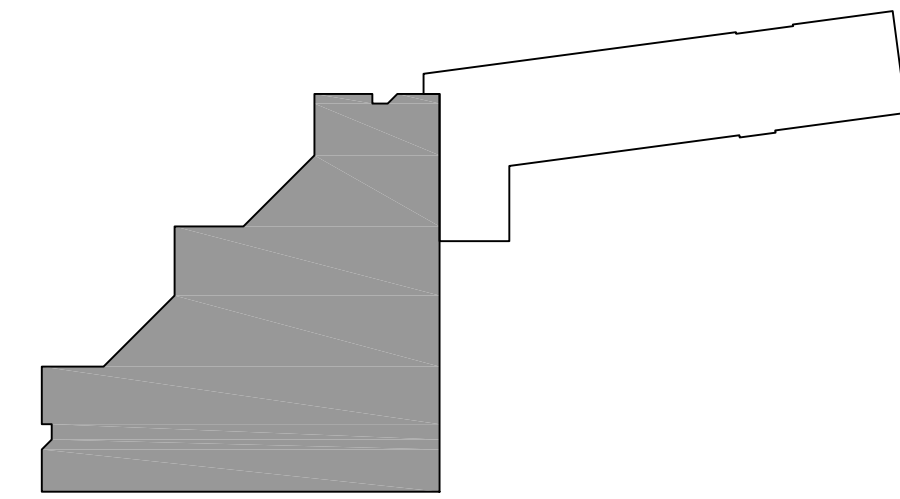
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scale	AS NOTED
drawn by	PDO
checked by	PDO

A111



second floor concept plan
scale 1/8"=1'-0"

2



location plan
n.t.s.

1

seal

revisions

Stonecrest Living
14505 Minnetonka Drive
Minnetonka, MN 55345
proposed second floor plan
existing building area

date	January 5, 2024
scale	AS NOTED
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seal
revisions

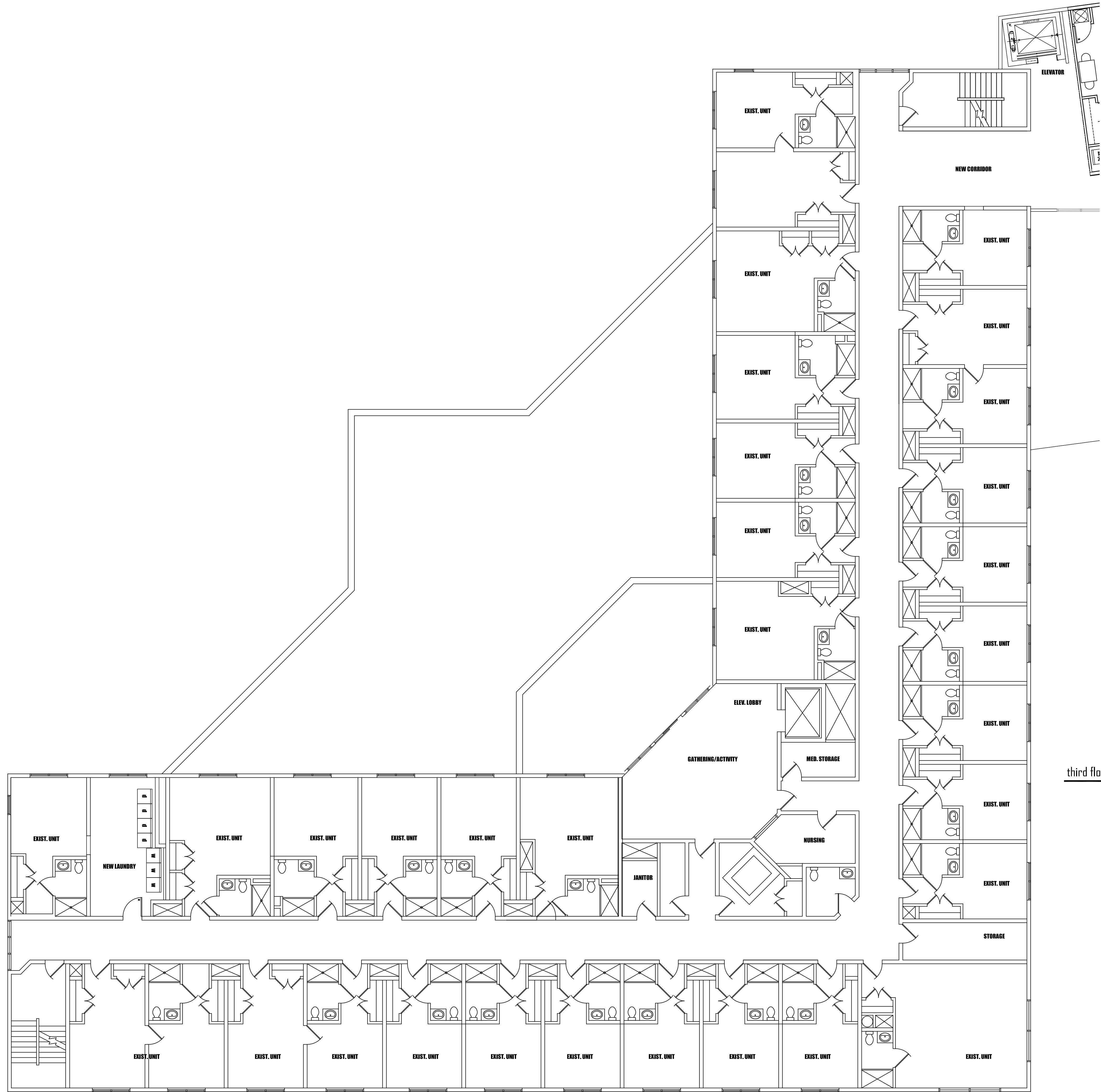
second floor concept plan 2
scale 1/8"=1'-0"

location plan 1
n.t.s.

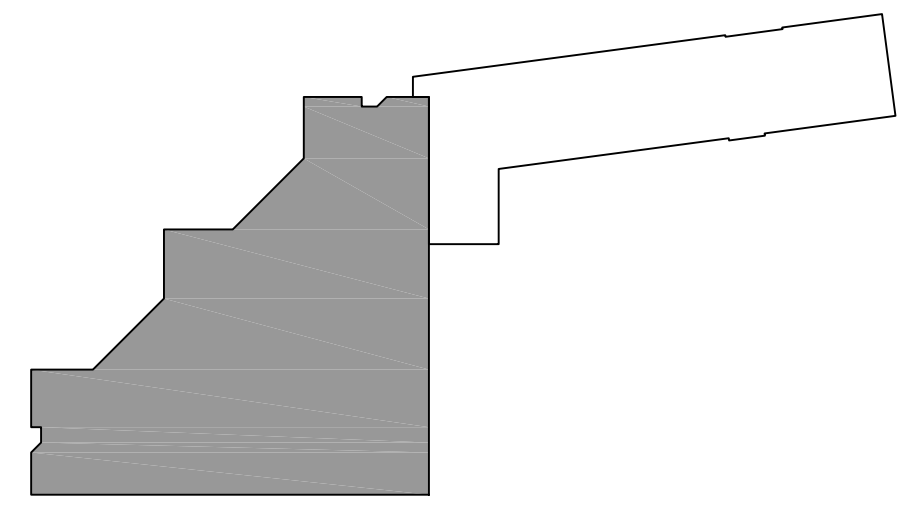
Stonecrest Living
14505 Minnetonka Drive
Minnetonka, MN 55345
proposed second floor plan
new building area

date	January 5, 2024
scale	AS NOTED
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checkedby	PDJ

A121



third floor concept plan 2
 scale 1/8"=1'-0"



location plan 1
 n.t.s.

seal

revisions

Stonecrest Living
 14505 Minnetonka Drive
 Minnetonka, MN 55345
 proposed third floor plan
 existing building area

date	January 5, 2024
scale	AS NOTED
drawn by	POD
checked by	POD

A130



third floor concept plan **2**
 scale 1/8"=1'-0"

location plan **1**
 n.t.s.

seal

revisions

Stonecrest Living
 14505 Minnetonka Drive
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 proposed third floor plan
 new building area

date	January 5, 2024
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checked by	POD

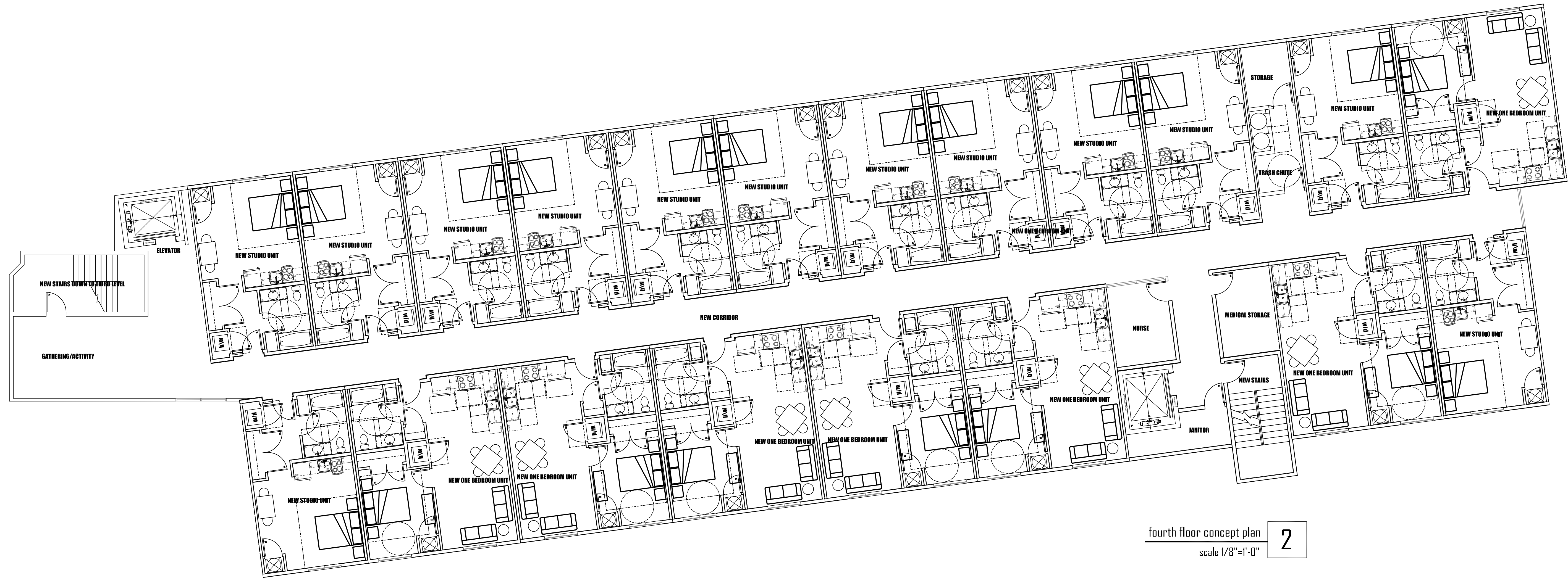
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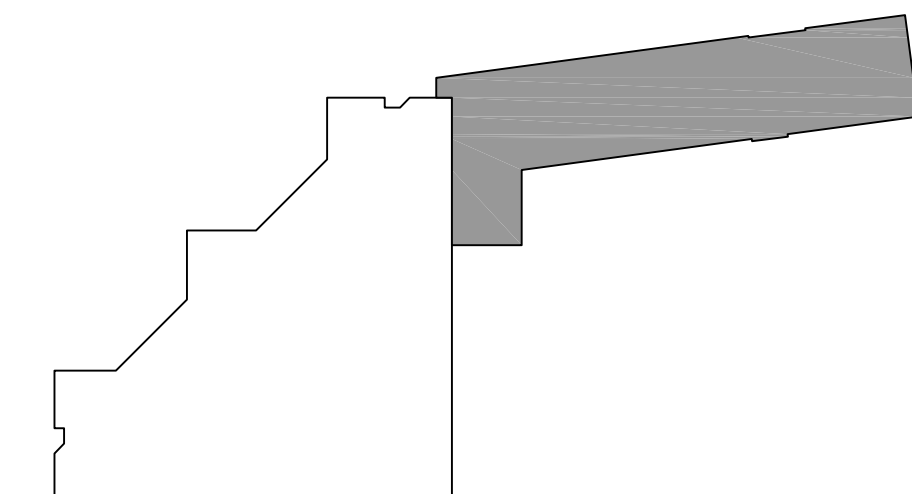
seal

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fourth floor concept plan
scale 1/8"=1'-0"

2



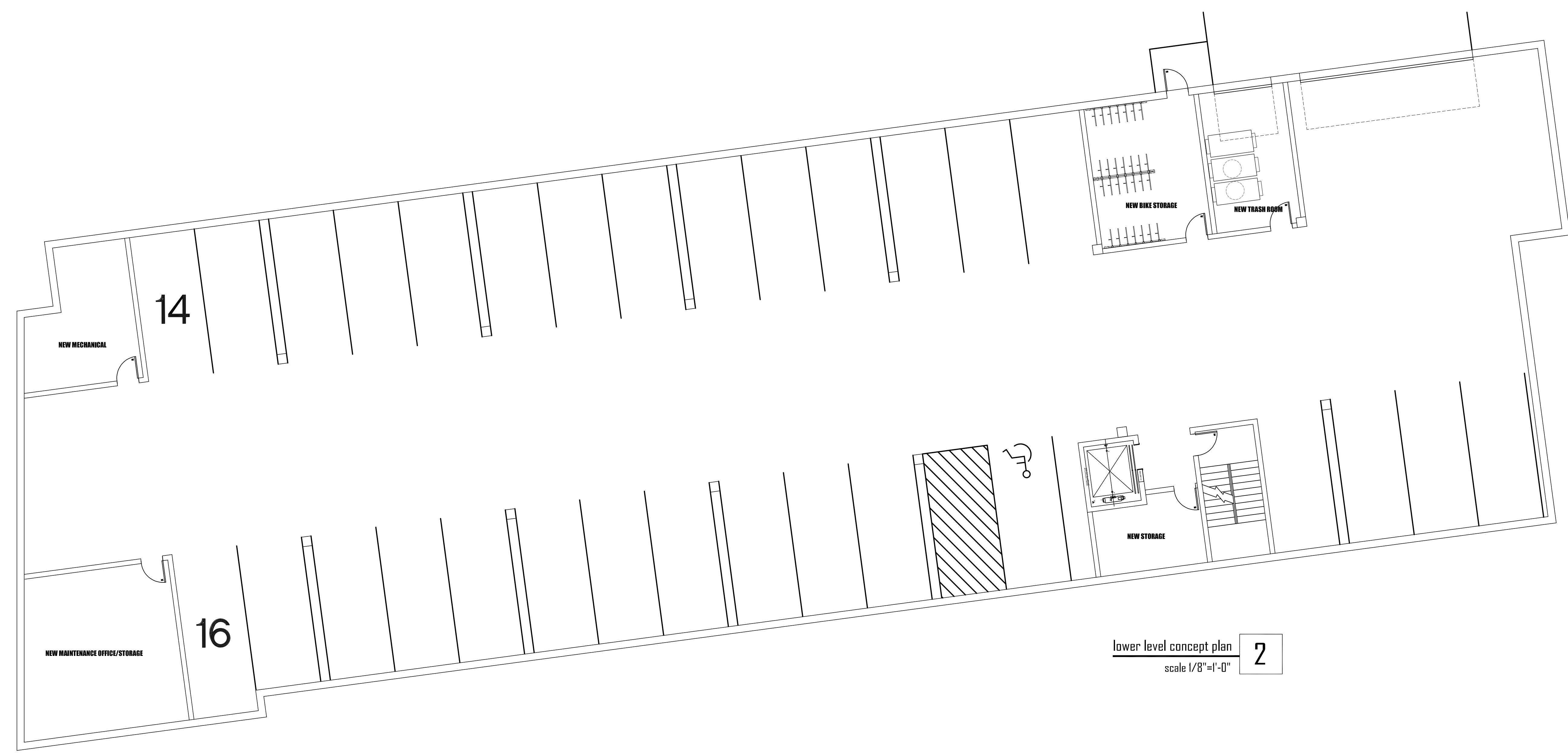
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n.t.s.

1

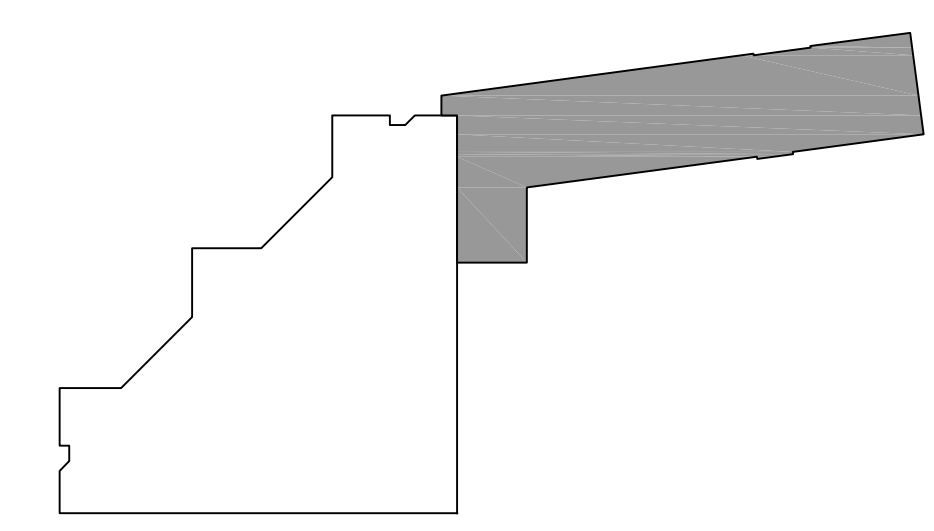
Stonecrest Living
14505 Minnetonka Drive
Minnetonka, MN 55345
proposed fourth floor plan
new building area

date	January 5, 2024
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A141



lower level concept plan **2**
 scale 1/8"=1'-0"



location plan **1**
 n.t.s.

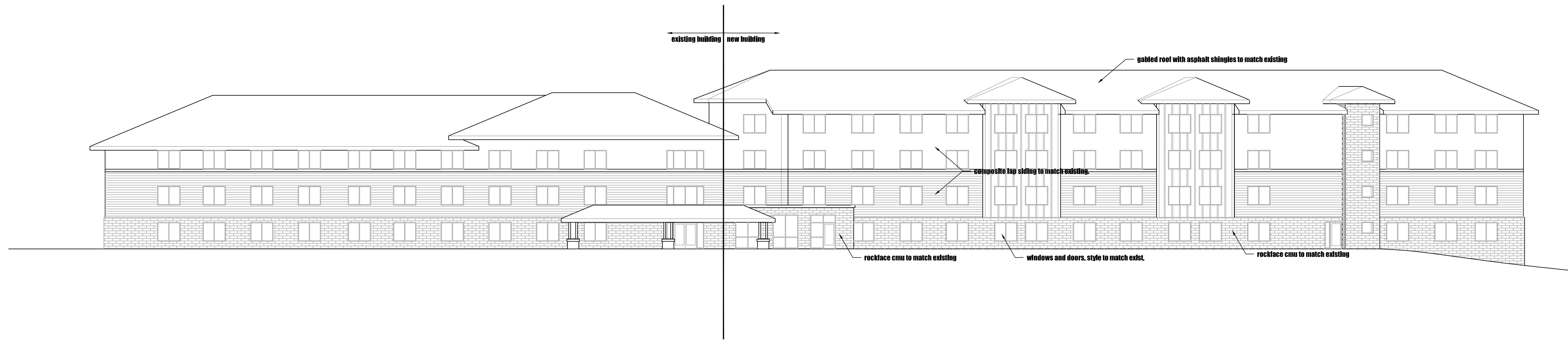
seal

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Stonecrest Living
 14505 Minnetonka Drive
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 proposed lower level plan
 new building area

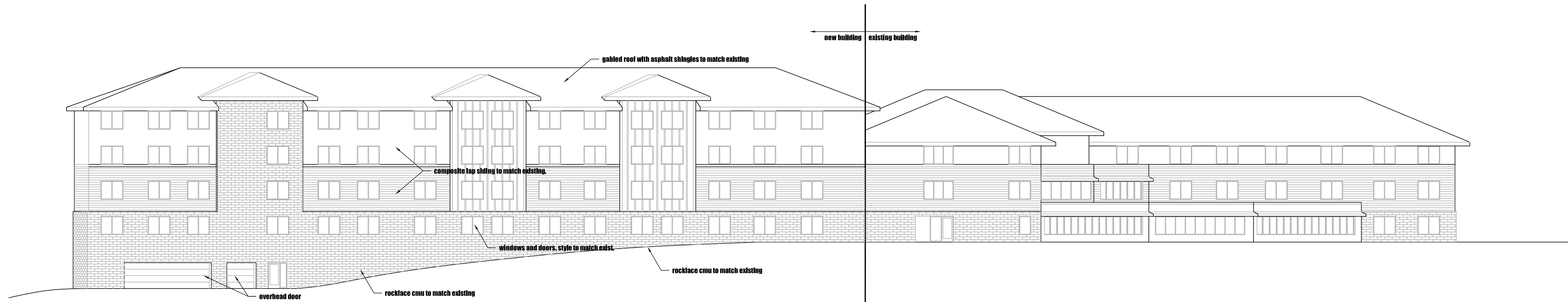
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checked by	PDO

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south elevation
scale 1/16"=1'-0"

2



north elevation
scale 1/16"=1'-0"

1

seal

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Stonecrest Living
14505 Minnetonka Drive
Minnetonka, MN 55345
proposed elevations

January 5, 2024

date

AS NOTED

scale

PDD

drawn by

PDD

checked by

A400

23-014

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